

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
APRIL 21, 2014 – REGULAR SESSION**

The Board of Island County Commissioners (including Diking Improvement District #4) met in Regular Session on April 21, 2014 beginning at 10:00 a.m. in the Board of County Commissioners Hearing Room (Room # 102B), Annex Building, 1 N.E. 6th Street, Coupeville, Washington. Jill Johnson, Chair and Helen Price Johnson, Member were present. Kelly Emerson, Member, attended via Polycom from her office on Camano. The meeting began with the Pledge of Allegiance.

Note: To view the video recording of this meeting, go to the County's [website](#) or directly to [the video](#). If you are interested only in a specific topic, click on the timestamp located on [the agenda](#) for that particular issue to hear the discussion.

PUBLIC INPUT OR COMMENTS

[Documents on file with the Clerk of the Board]

- No Public Input or Comments given

CONSENT AGENDA

[Documents on file with the Clerk of the Board]

Pre-audited bills:	\$315,313.85
Vouchers:	\$350,729.00
Electronic funds transfers:	\$1,678.60
Payroll:	\$558,383.88
Minutes:	Work Session: March 19 and April 2, 2014 Regular Sessions: March 17 and March 24, 2014

Human Services

Amendment 1 to Long Term Payable Agreement with WA State Department of Social and Health Services extending the agreement for one year. Contract No. 1363-73710-01; Amount: \$0 (RM-HS-2014-105)

Natural Resources

Contract with Coastal Geologic Services Inc. for Ala Spit Phase 3 design and permitting services. Funding provided through WA State Recreation and Conservation Office – RCO Contract No. 12-1260P; Amount: \$50,000 (RM-HLTH-2014-92)

Public Works- County Roads

- Bid Award – Hastie Lake Road/Zylstra Road Intersection Improvements; CRP 09-06, JL #00439; Award to SRV Construction, Inc.; Amount: \$780,255.25
- Resolution C-47-14 (R-19-14) Authorizing the Public Works Director to Submit Formal Applications to the WA State Recreation and Conservation Office for Grant Funding Assistance to aid in financing the cost of the Trillium Community Forest facility development

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
APRIL 21, 2014 – REGULAR SESSION**

Superior/Juvenile Courts

- Bid Award – Dimensional Communications, Inc. for the Island County Superior Court Audio/Video Upgrade Project
- Contract with Dimensional Communications for the Island County Superior Court Audio/Video Upgrade Project. Amount: \$91,000 (RM-SC-2014-87)

ACTION TAKEN:

Motion by Commissioner Price Johnson to approve the Consent Agenda as presented, second by Commissioner Emerson. Motion carried 3-0

REGULAR AGENDA

[Documents on file with the Clerk of the Board]

Planning & Community Development

Interlocal Agreement with the Island County Fire Districts Relating to Fire Inspection Services. The County will pay each Fire District 70% of the fire inspection fees collected for annual inspections performed by the District. (RM-PLAN-2013-94)

Andy Griffin, Building Official/Fire Inspector, provided the staff report.

ACTION TAKEN:

Motion by Commissioner Price Johnson to approve the Interlocal Agreement with the Island County Fire Districts Relating to Fire Inspection Services, second by Commissioner Emerson. Motion carried 3-0

COMMISSIONERS COMMENTS AND ANNOUNCEMENTS

Board members provided their respective comments and announcements.

PUBLIC HEARINGS

[Documents on file with the Clerk of the Board]

Planning & Community Development

10:15 a.m. Public Hearing: Ordinance C-40-14 (PLG-002-14) Amending Island County Code Chapter 17.03, Development Regulations for Marijuana Production, Processing and Retail as Authorized Under State Law (I-502) *(Public Hearing will continue for additional public comment at 6:00 p.m.)*

David Wechner, Planning & Community Development Director, presented a brief history of I-502 and the steps taken in response following receipt of the draft rules last September. The County issued a temporary moratorium in November of 2013 pursuant to the moratorium provision of the Planning Enabling Act in RCW 36.70. In addition, the Planning Commission and Board have both held workshops to discuss potential issues surrounding I-502 uses. The Planning Commission held public hearings on March 11 and 25 with written Findings approved and forwarded to the Commissioners. The proposed ordinance provisions include:

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
APRIL 21, 2014 – REGULAR SESSION**

- Definitions
- Amendments to zoning use tables
- Special development regulations in section 17.03.180.BB, a new section to provide consistency with state WAC 314-55, permitting and design guidelines
- The 'Tiers' in state law (for producers) are tied to application Types in the Island County code
- State law separates producers, processors and retailers as separate license types – the proposed County Code does the same
- The ordinance contains a provision to automatically repeal the moratorium upon adoption
- No uses are vested until a land use application for an allowed use is submitted and complete

Commissioner Johnson opened the floor to public comment.

Public comment was offered by:

- Rockie Eggebrecht

The Public Hearing would continue at 6:00 p.m.

Executive Session Announced

The Board will recess then reconvene at 3:00 p.m. for Executive Session as allowed under RCW 42.30.110(1)(g) to evaluate the qualifications of an applicant for public employment. The Executive Session will take place in the County's Administration Building, Conference Room 218, and is expected to last approximately 30 minutes. There may be an announcement following the public hearing this evening. After the Executive Session this afternoon the Board will recess again until 6:00 p.m. for the continued public hearing regarding I-502.

ACTION TAKEN:

Motion by Commissioner Price Johnson to recess until 3:00 p.m. for Executive Session, second by Commissioner Johnson. Motion carried 2-0

At 10:39 a.m. the Board recessed.

At approximately 3:00 p.m. the Board reconvened and immediately went into Executive Session as provided under RCW 42.30.110(1)(g).

The Board recessed at 3:30 p.m. following Executive Session.

At 6:00 p.m. Commissioner Johnson reconvened the business meeting. Commissioner Price Johnson was in attendance and Commissioner Emerson attended via Polycom from her office on Camano.

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
APRIL 21, 2014 – REGULAR SESSION**

Commissioners

ADDED TO THE AGENDA

Offers of Employment

ACTION TAKEN:

Motion by Commissioner Price Johnson to offer the position of IT Director to John Kent at a salary to be authorized pursuant to policy, second by Commissioner Johnson. Motion carried 2-0 (*Commissioner Emerson abstained*)

ACTION TAKEN;

Motion by Commissioner Price Johnson to offer the position of Facilities Director to Larry Van Horn at a salary to be authorized pursuant to policy, second by Commissioner Emerson. Motion carried 3-0

Planning & Community Development

Public Hearing Continued from 10:15 a.m.

Ordinance C-40-14 (PLG-002-14) Amending Island County Code Chapter 17.03, Development Regulations for Marijuana Production, Processing and Retail as Authorized Under State Law (I-502)

Planning and Community Development Director, David Wechner, again provided his staff report for the benefit of the public not in attendance at the morning's public hearing.

Public comments were offered by:

- Kathy Blackburn (*via email and mentioned by Mr. Wechner*)
- Sheriff Mark Brown (*via email and read for the record*)
- Rockie Eggebrecht
- Richard Arklin
- Holli Hanson
- Robert Schoening
- *Additional emailed comments on file with the Clerk of the Board*

There being no further testimony, public comment was closed.

Following discussion it was agreed to amend code language to address proximity and dimension, and location and access for law enforcement. The following suggested changes would read:

17.03.180.BB(2) – Land Development Standards

Marijuana Processors and those making Marijuana-infused Products as defined in WAC 314-55 shall meet the land use standards of this Chapter and be subject to the following application procedures and standards:

....

- b) Minimum lot dimension on any property(s) to be used for processing shall be an average of 275 feet in distance between any lot lines.*

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
APRIL 21, 2014 – REGULAR SESSION**

17.03.180BB(6) - Land Development Standards

....

6. *The County will not approve any permit required for a Marijuana Producer, Processor or Retailer in a location where law enforcement access, without notice or cause, is limited.*

The public hearing will continue to May 5, 2014 at 10:15 a.m. with posting of the revised proposed ordinance to the County's website for a minimum of 10 days prior to the public hearing. Public comment will continue between now and the public hearing on the proposed amendments.

Commissioners Comments and Announcements

Board members provided their additional comments.

ACTION TAKEN:

Motion by Commissioner Price Johnson to adjourn the meeting, second by Commissioner Johnson. Motion carried 2-0

There being no further business to come before the Board the meeting adjourned at 7:13 p.m. The Board will meet next in Regular Session on April 28, 2014 at 11:00 a.m. for Roundtable, followed by agenda items at 6:00 p.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Jill Johnson, Chair

Kelly Emerson, Member: Absent when signed

Helen Price Johnson, Member

ATTEST:

Debbie Thompson
Clerk of the Board